

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-STK/3
(for 2nd Deferment)

- Applicant** : Mr. CHEUNG Kin Lung represented by Mr. WONG Sun Wo William
- Site** : Lots 1422 S.B (Part) and 1423 S.B (Part) in D.D. 41, Tong To, Sha Tau Kok, New Territories
- Site Area** : About 160m²
- Land Status** : (i) Block Government Lease (demised for agricultural use) for Lot 1422 S.B
(ii) Block Government Lease (demised for agricultural and house uses) for Lot 1423 S.B
- Plan** : Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Other Specified Uses” (“OU”) annotated ‘Columbarium’

1. Background

- 1.1 On 27.7.2022, the applicant submitted the current application to rezone the application site (the Site) from “V” to “OU” annotated ‘Columbarium’ (**Plan Z-1**) to facilitate the development of a columbarium with 864 niches.
- 1.2 On 14.10.2022, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments.
- 1.3 On 29.11.2022, the applicant submitted a FI to address departmental comments.

2. **Request for Deferment**

On 2.2.2023, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to prepare further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. ***The second deferment should be the last deferment***; and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I
Plan Z-1

Letter dated 2.2.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
FEBURARY 2023